

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA  
JACKSONVILLE DIVISION**

In re: JAC Holdings Group LLC

§ Case No. 3:18-bk-03282-JAF

§

§

Debtor(s)

§

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED  
AND APPLICATION TO BE DISCHARGED (TDR)**

Doreen Abbott, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$250,000.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>N/A</u>
Total Distribution to Claimants: <u>\$585,977.26</u>	Claims Discharged Without Payment: <u>N/A</u>
Total Expenses of Administration: <u>\$214,022.74</u>	

3) Total gross receipts of \$800,000.00 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$800,000.00 from liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	1,422,000.00	299,665.56	585,977.26	585,977.26
PRIORITY CLAIMS				
CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	0.00	248,621.67	214,022.74	214,022.74
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	0.00	0.00	0.00	0.00
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	0.00	0.00	0.00	0.00
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	0.00	544,098.00	1,328,165.39	0.00
<b>TOTAL DISBURSEMENTS</b>	<b>\$1,422,000.00</b>	<b>\$1,092,385.23</b>	<b>\$2,128,165.39</b>	<b>\$800,000.00</b>

4) This case was originally filed under Chapter 7 on 08/07/2018.  
The case was pending for 27 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 12/23/2020

By: /s/ Doreen Abbott

Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

# EXHIBITS TO FINAL ACCOUNT

## EXHIBIT 1 - GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
REAL PROPERTY	1110-000	800,000.00
<b>TOTAL GROSS RECEIPTS</b>		<b>\$800,000.00</b>

<sup>1</sup> The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

## EXHIBIT 2 - FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRANS. CODE	\$ AMOUNT PAID
	None		
<b>TOTAL FUNDS PAID TO DEBTOR &amp; THIRD PARTIES</b>			

## EXHIBIT 3 - SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Liebler Gonzalez & Portuondo	4110-000	250,000.00	250,000.00	12,500.00	12,500.00
2	City of Jacksonville	4110-000	22,000.00	4,812.18	5,487.14	5,487.14
N/A	Furman Dempsey Birchfield and Evelyn Birchfield	4110-000	500,000.00	0.00	518,136.74	518,136.74
N/A	ANDYNAP, LP	4120-000	650,000.00	0.00	5,000.00	5,000.00
	DUVAL COUNTY TAX COLLECTOR	4700-000	N/A	44,853.38	44,853.38	44,853.38
<b>TOTAL SECURED CLAIMS</b>			<b>\$1,422,000.00</b>	<b>\$299,665.56</b>	<b>\$585,977.26</b>	<b>\$585,977.26</b>

## EXHIBIT 4 - CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Doreen Abbott	2100-000	N/A	43,250.00	8,651.07	8,651.07
Doreen Abbott	2200-000	N/A	115.73	115.73	115.73
Jacob A. Brown	3210-000	N/A	18,949.75	18,949.75	18,949.75
Jacob A. Brown	3220-000	N/A	50.25	50.25	50.25
Steven M. Vanderwilt	3410-000	N/A	1,811.50	1,811.50	1,811.50
Steven M. Vanderwilt	3420-000	N/A	25.35	25.35	25.35

CLERK JACKSONVILLE	2700-000	N/A	350.00	350.00	350.00
CLOSING COSTS	2500-000	N/A	12,570.56	12,570.56	12,570.56
SELLER CREDITS TO BUYER	2500-000	N/A	125,000.00	125,000.00	125,000.00
Signature Bank	2600-000	N/A	46.35	46.35	46.35
DUVAL COUNTY TAX COLLECTOR	2820-000	N/A	16,452.18	16,452.18	16,452.18
Naji Hassan	3510-000	N/A	30,000.00	30,000.00	30,000.00
<b>TOTAL CHAPTER 7 ADMIN. FEES and CHARGES</b>		<b>N/A</b>	<b>\$248,621.67</b>	<b>\$214,022.74</b>	<b>\$214,022.74</b>

**EXHIBIT 5 - PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
None					
<b>TOTAL PRIOR CHAPTER ADMIN. FEES and CHARGES</b>					

**EXHIBIT 6 - PRIORITY UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
None						
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			<b>N/A</b>			

**EXHIBIT 7 - GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
1	Liebler Gonzalez & Portuondo	7100-000	N/A	544,098.00	544,098.00	0.00
N/A	ANDYNAP, LP	7100-000	N/A	0.00	784,067.39	0.00
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			<b>N/A</b>	<b>\$544,098.00</b>	<b>\$1,328,165.39</b>	<b>\$0.00</b>

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit 8

Page: 1

**Case Number:** 18-03282 JAF  
**Case Name:** JAC Holdings Group LLC

**Trustee:** Doreen Abbott  
**Filed (f) or Converted (c):** 08/07/18 (f)  
**\$341(a) Meeting Date:** 10/25/18  
**Claims Bar Date:** 10/16/18

**Period Ending:** 12/23/20

1 Ref #	2 Asset Description (Scheduled And Unscheduled (u) Property)	3 Petition/ Unscheduled Values	4 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	5 Property Abandoned OA=\$554(a) Abandon	6 Sale/Funds Received by the Estate	7 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	REAL PROPERTY 5-93 18-3S-26E 13.688 JACKSONVILLE HEIGHTS PT TRACTS 13,14,15 RECD O/R 17538-1464 BLK 3 6300 Blanding Blvd Jacksonville, FL 32244	1,100,000.00	800,000.00		800,000.00	FA
2	CLAIM (u) COUNTER CLAIM FOR SETOFF VS. WESTLAKE FLOORING CO., LLC	250,000.00	0.00		0.00	FA
<b>TOTALS (Excluding Unknown Values)</b>		<b>\$1,350,000.00</b>	<b>\$800,000.00</b>		<b>\$800,000.00</b>	<b>\$0.00</b>

**Major activities affecting case closing:**

TRANSFERRED CASE FROM FT. MYERS  
REAL PROPERTY ON BLANDING BOULEVARD (OLD DRIVE IN THEATRE); POSSIBLE SHORT SALE / CARVEOUT WITH LIENHOLDERS  
ORDER EMPLOYING JACOB BROWN AS ATTORNEY SIGNED 10/3/18  
ORDER EMPLOYING NAJI HASSAN AS REALTOR SIGNED 10/9/18  
STAY MOTIONS FILED BY ALL 3 LIENHOLDERS  
ORDER SCHEDULING TRIAL SET FOR 4/22/19 @ 10:00 AM FOR STAY MOTIONS  
ORDER APPROVING APPLICATION TO EMPLOY STEVEN M. VANDERWILT AS CPA FOR ESTATE  
10/14/19 MOTION TO SELL REAL PROPERTY; HEARING SET FOR 11/6/19  
11/7/19 ORDER GRANTING MOTION TO SELL REAL PROPERTY  
12/19/19 NOTICE OF ALTERNATE BUYER FILED WITH COURT  
1/20 - REALTOR STILL WORKING WITH LIEN HOLDERS AND ALTERNATE BUYER TO MAKE SALE WORK; DUE DILIGENCE PERIOD EXTENDED TO FEBRUARY

**Initial Projected Date of Final Report (TFR):** August 01, 2020

**Current Projected Date of Final Report (TFR):** June 30, 2020 (Actual)

## Form 2

### Cash Receipts and Disbursements Record

**Case Number:** 18-03282 JAF  
**Case Name:** JAC Holdings Group LLC  
**Taxpayer ID#:** \*\*\_\*\*\*2622  
**Period Ending:** 12/23/20

**Trustee:** Doreen Abbott  
**Bank Name:** Signature Bank  
**Account:** \*\*\*\*\*7068 - Checking  
**Blanket Bond:** \$22,502,000.00 (per case limit)  
**Separate Bond:** N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
03/04/20		BERNARD & SCHEMER, P.A.	NET SALE PROCEEDS (DOC. #74)		30,000.00		30,000.00
03/04/20	Asset #1	BERNARD & SCHEMER, P.A.	GROSS SALES PROCEEDS 800,000.00 (DOC. #74)	1110-000			30,000.00
03/04/20	Asset #1		SALE PROCEEDS	1110-000			30,000.00
03/04/20		ANDYNAP, LP	THIRD MORTGAGE LIEN PAYOFF -5,000.00	4120-000			30,000.00
03/04/20		City of Jacksonville	MUNICIPAL LIENS -5,487.14	4110-000			30,000.00
03/04/20		CLOSING COSTS	CLOSING COSTS -12,570.56	2500-000			30,000.00
03/04/20		DUVAL COUNTY TAX COLLECTOR	POST PETITION PROPERTY TAXES -16,452.18	2820-000			30,000.00
03/04/20		DUVAL COUNTY TAX COLLECTOR	PRE-PETITION TAXES -44,853.38	4700-000			30,000.00
03/04/20		Furman Dempsey Birchfield and Evelyn Birchfield	FIRST MORTGAGE PAYOFF -518,136.74	4110-000			30,000.00
03/04/20		Liebler Gonzalez & Portuondo	SECOND MORTGAGE LIEN PAYOFF -12,500.00	4110-000			30,000.00
03/04/20		Naji Hassan	REALTOR FEES -30,000.00	3510-000			30,000.00
03/04/20		SELLER CREDITS TO BUYER	SELLER CREDITS TO BUYER FROM FIRST MORTGAGE HOLDER -125,000.00	2500-000			30,000.00
06/30/20		Signature Bank	Bank and Technology Services Fee	2600-000		46.35	29,953.65

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**Blanket Bond:** \$22,502,000.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID#:** \*\*\_\*\*\*2622  
**Period Ending:** 12/23/20

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
09/22/20	1001	Doreen Abbott	Compensation:\$8651.07; Expenses:\$115.73;			8,766.80	21,186.85
09/22/20		Doreen Abbott	Dividend of 8,651.07 100.000000000%.	2100-000			21,186.85
09/22/20		Doreen Abbott	Dividend of 115.73 100.000000000%.	2200-000			21,186.85
09/22/20	1002	Jacob A. Brown	Fees:\$18949.75; Expenses:\$50.25;			19,000.00	2,186.85
09/22/20		Jacob A. Brown	Dividend of 18,949.75 100.000000000%.	3210-000			2,186.85
09/22/20		Jacob A. Brown	Dividend of 50.25 100.000000000%.	3220-000			2,186.85
09/22/20	1003	CLERK JACKSONVILLE	Dividend of 100.000000000%, Claim No.N/A. ADVERSARY FILING FEE #18-AP-161	2700-000		350.00	1,836.85
09/22/20	1004	Steven M. Vanderwilt	Fees:\$1811.50; Expenses:\$25.35;			1,836.85	0.00
09/22/20		Steven M. Vanderwilt	Dividend of 25.35 100.000000000%, Claim No.N/A.	3420-000			0.00

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**Trustee:** Doreen Abbott  
**Bank Name:** Signature Bank  
**Account:** \*\*\*\*\*7068 - Checking  
**Blanket Bond:** \$22,502,000.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID#:** \*\*\_\*\*\*2622  
**Period Ending:** 12/23/20

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Receipts \$	Disbursements \$	Checking Account Balance
09/22/20		Steven M. Vanderwilt	Dividend of 1,811.50 100.000000000%, Claim No.N/A.	3410-000			0.00

<b>ACCOUNT TOTALS</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	0.00	
<b>Subtotal</b>	<b>30,000.00</b>	<b>30,000.00</b>	
Less: Payment to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	

Net Receipts:	\$30,000.00
Plus Gross Adjustments:	770,000.00
Net Estate:	\$800,000.00

	Net Receipts	Net Disbursements	Account Balances
<b>TOTAL - ALL ACCOUNTS</b>			
Checking # *****7068	30,000.00	30,000.00	0.00
	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>